

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Meriden</u> PHA Code: <u>CT-26P-011</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2009</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>361</u> Number of HCV units: <u>722</u>												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;">The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</p>												

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The MHA goals are to: Expand the supply of assisted housing, Apply for additional rental vouchers: If HUD issues Housing Choice Vouchers, reduce public housing vacancies, Leverage private or other public funds to create additional housing opportunities, Acquire or build units or developments, Improve the quality of assisted housing, Improve public housing management: (PHAS score) 84, Improve voucher management: (SEMAP score) Increase customer satisfaction, Renovate or modernize public housing units and create new public housing units if funds are available. Demolish or dispose of obsolete public housing: Chamberlain Heights; CT011-05, and Mills Memorial; CT011-01, provide replacement public housing, Provide replacement vouchers, Conduct outreach efforts to potential voucher landlords, increase voucher payment standards, implement voucher homeownership program, Implement public housing or other homeownership programs, Implement public housing site-based waiting lists, Convert public housing to vouchers: Chamberlain Heights, Provide an improved living environment, Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments, Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, Implement public housing security improvements, Promote self-sufficiency and asset development of assisted households, Increase the number and percentage of employed persons in assisted families 10 Families, Provide or attract supportive services to improve assistance recipients' employability, Provide or attract supportive services to increase independence for the elderly or families with disabilities. Ensure equal opportunity and affirmatively further fair housing, Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability, Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability, Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required, The Housing Authority of the City of Meriden (MHA) has been diligent in its efforts to meet goals and objectives. Results can be seen in the way the MHA has managed to decrease the vacancy levels in the Federal Public Housing program. Efforts have been made by the Asset Management staff to decrease the unit turnover rate, which has promoted a significant reduction in the vacancy rate.

The MHA is working on the financing for the renovations or demolition and reconstruction of Chamberlain Heights. Currently the MHA is in the process of establishing the means of gaining financing through bond issuance. The MHA has applied for replacement vouchers for the demolition and disposition of Chamberlain Heights.

Increase assisted housing choices:

The MHA will construct resident owned single and multifamily units that will be rented to Section 8 families. Families in the Home-ownership program are being encouraged to utilize escrow funds for homeownership.

Other PHA Goals and Objectives: (list below)

Expand the Supply of assisted housing:

The Housing Authority of the City of Meriden (MHA) has been diligent in its efforts to meet goals and objectives. Results can be seen in the way the MHA has managed to decrease the vacancy levels in the Federal Public Housing program. Efforts have been made by the Asset Management staff to decrease the unit turnover rate, which has promoted a significant reduction in the vacancy rate.

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Increase assisted housing choices:

The MHA will construct resident owned single and multifamily units that will be rented to Section 8 families. Families in the Home-ownership program are being encouraged to utilize escrow funds for homeownership.

Provide an improved living environment:

The MHA has continued, and increased, the use of security patrols at the elderly developments to ensure a safer living environment. The MHA meets with the Security Company once per month to discuss observations of illegal activities. The MHA has also started having resident meetings with the Meriden Police Department to discuss security concerns of the residents.

The MHA continues to promote self-sufficiency and asset development of assisted families.
CHAMBERLAIN HEIGHTS

The Meriden Housing Authority's ROSS – Homeownership Supportive Services program brings together a consortium of Faith Based, Local and Federal agencies to administer a cutting edge program designed to give our public housing residents the greatest chance of realizing their dreams of Homeownership. Trained professionals from Fannie Mae, The Meriden Housing Authority, Consumer Credit Counseling, (CCC), and Catholic Family Services, (CFS), along with the Meriden communities' most progressive agencies, banks and realtors administer a program that leads residents through the step by step home buying process.

Credit repair and counseling assists our residents in getting ready to assume mortgages. Bank matched Individual Development Accounts, (IDA's), help residents save for down payments and closing costs. A Fannie Mae representative works closely with each participant. She also recruits committed lenders and realtors to the program, screening and organizing all partners to eliminate the chance for impropriety. The MHA, Fannie Mae and CCC provide cutting edge first time homebuyer education to participants. Case management is provided by Catholic Family Services, a faith based, HUD approved homeownership councilor. CFS also does follow up visits once participants move into their new homes to

ensure that all obligations are being met to ensure participant success and reduce the chance of foreclosure.

MILLS MEMORIAL

The Meriden Housing Authority's ROSS – Homeownership Supportive Services program brings together a consortium of Faith Based, Local and Federal agencies to administer a cutting edge program designed to give our public housing residents the greatest chance of realizing their dreams of Homeownership. Trained professionals from Fannie Mae, The Meriden Housing Authority, Consumer Credit Counseling, (CCC), and Catholic Family Services, (CFS), along with the Meriden communities most progressive agencies, banks and realtors administer a program that leads residents through the step by step home buying process.

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6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year, until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.

6.0 Plan Update:

(a) Identify all PHA plan elements that have been revised by the PHA since it's last annual plan submission

The Housing Authority of the City of Meriden has retained Reno and Cavanaugh to up date the Section 8 Administrative Plan. The Administrative Plan has not been updated since the year 2000. The Administrative plan will include language regarding The Violence Against Women, Act, or VAWA which protects victims of domestic violence, dating violence or stalking -as well as their immediate family members from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. Please note that this rule does not apply to the non-Section 8 programs, including Section 202/PRAC. The notice does, however, provide new certifications and lease amendment requirements.

The Housing Authority of the City of Meriden is committed to expanding the supply of affordable housing and increase the affordable housing choices of residents within the jurisdiction, support projects which further revitalize neighborhoods, promote the deconcentration of poverty and generally provide increased housing and economic opportunities, and housing that provides supportive services to promote self-sufficiency Supportive housing for families and persons with disabilities. On October 13, 2005, HUD published final regulations for the Project-Based Voucher (PBV) program, superseding regulations at 24 CFR part 983 (see 70 FR 59892). MHA's PBV program is subject to the regulations at 24 CFR part 983, which includes regulations governing policies and procedures that are not specified in this Administrative Plan. In addition to the policies and procedures stated below, and other PBV regulations stated at 24 CFR part 983, MHA's PBV program is subject to most of the requirements of the Housing Choice Voucher Program, as specified in this Administrative Plan and in other HUD regulations.

The proposal, submission and selection process will be as follows:

1. Request for Proposals Process

MHA will select PBV proposals through a public Request for Proposals (RFP) process.

MHA's PBV RFP will be advertised in a manner to provide broad public notice of the opportunity to offer PBV proposals for consideration by MHA. The public notice procedures will include publication of the general notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice.

The public notice of the PBV RFP will specify the submission deadline. The public notice will inform owners or developers seeking project-based assistance of the availability of the full RFP document at MHA's main offices at 22 Church Street, Meriden, CT 06451.

The full RFP document will provide detailed information about proposal submission and selection procedures and will be available upon request of interested parties at MHA's main offices.

Property owners may submit PBV proposals in accord with the proposal submission guidelines stated in the full RFP document. Proposals will be selected according to explicit criteria specified in the full RFP document, following the selection criteria stated below. Under no circumstances will MHA's RFP selection criteria limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites.

2. Alternative Competitive Processes

In lieu of the above RFP process, HUD regulations permit MHA to select a PBV proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposals, where the proposal has been selected in accordance with such program's competitive selection requirements within three years of the PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive PBV assistance. Competitive selection by the MHA of development partners for affordable and/or public housing development shall constitute a competitive selection that satisfies this paragraph, so long as the earlier selection did not involve consideration that the project would receive PBV assistance and was made within three years of the PBV proposal selection date.

Proposals for PBV assistance which have been independently selected for housing assistance as described above may be submitted to MHA on a rolling basis. MHA's selection of proposals under the alternative competitive processes may be contingent upon the owner providing additional information required according to MHA's selection requirements and HUD and MHA requirements for PBV assistance. MHA will inform owners of any additional requirements at the time their proposals are submitted.

The Selection Criteria

Proposals will be selected according to the following selection criteria:

- The housing must promote one of MHA's priorities for its PBV program;
- The proposal must comply with all HUD program regulations and requirements;
- The property must be eligible housing;
- The proposal must comply with the HUD cap on PBV units per project;
- The housing site must meet the site selection standards detailed at 24 CFR 983.57;
- Proposals for new construction or rehabilitation projects must demonstrate capacity, experience, and successful outcomes in prior projects that indicate their ability to complete the construction work effectively and within the proposed schedule;
- Proposals for all housing must demonstrate capacity, experience, and successful outcomes in property management, particularly management of housing targeted to low income persons and families;
- Proposals for supportive housing must demonstrate the capacity, experience, and successful outcomes of the supportive services provider that indicate its ability to effectively provide sufficient supportive services. More detailed information about minimum supportive services guidelines is provided later in this addendum.
- Proposals must provide evidence of sufficient financing commitments (for construction, operations, and supportive services if applicable) to demonstrate the project's long-term viability.

The Public Notice and Review of MHA Proposal Selection

MHA will provide public notice of PBV proposal selections, including publication of public notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice.

MHA will make documentation available for public inspection regarding the basis for MHA's selection of a PBV proposal.

The MHA will follow Regulation: 24 CFR 983.51

The Site selection

MHA will only select proposals which demonstrate consideration of and compliance with the below site selection standards, which ensure that selected proposals will meet the above program goals of deconcentrating poverty, expanding housing and economic opportunities, and otherwise providing needed housing support.

The General Standards

Following are the basic requirements for the location of proposed sites for PBV assistance. In order to receive project-based assistance proposals must demonstrate that:

- Locating PBV-assisted housing on the proposed site is consistent with the goals of:
 - Deconcentrating poverty and expanding housing and economic opportunities;
 - Civil rights laws and regulations;
 - Providing equal housing opportunity and minimizing minority concentration;
- The site and housing units comply with Section 504 of the Rehabilitation Act and other fair housing and civil rights laws and requirements for effectively serving persons with disabilities.
- The site meets the HQS standards at 24 CFR 982.401(f).
- The site is adequate in size, exposure and contour to accommodate the number and type of units proposed; adequate utilities and streets must be available to service the site.
- The site promotes greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons
- The site is accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted standard housing of similar market rents.
- The site is located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower income workers is not excessive. While it is important that housing for the elderly not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for elderly housing.

In addition, the following site requirements are applicable to all new construction projects:

- The neighborhood must not be one which is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate, unless there is actively in progress a concerted program to remedy the undesired conditions.
- The site must not be located in an area of minority concentration.

The Deconcentrating of Poverty and Expanding Opportunities

Beyond the basic site selection standards above, MHA will assess each proposal for its likelihood deconcentrate poverty and expand housing and economic opportunities based on the following HUD-mandated factors:

- HUD Designated Zone—whether the census tract in which the proposed development will be located is in a HUD-designated Enterprise Zone, Economic Community or Renewal Community
- Public Housing Demolition—whether the proposed development will be located in a census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition,
- Revitalization—whether the proposed development will be located in a census tract undergoing significant revitalization
- Public Investment—whether state, local, or federal dollars have been invested in the area that has assisted in the achievement of the statutory requirement
- Market Rate Development—whether new market rate units are being developed in the same census tract where the proposed development will be located and the likelihood that such market rate units will positively impact the poverty rate in the area
- Poverty Rate—if the poverty rate in the area where the proposed development will be located is greater than 20%, then MHA will consider whether there has been a decline in the overall poverty rate in the past 5 years
- Educational and Economic Opportunities—whether there are meaningful opportunities for educational and economic advancement in the census tract where the proposed development will be located

The Site Standards Related to Minority Concentration

Proposed sites for project-based assistance must not be located in an area of minority concentration or in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area unless:

- a. Sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside of areas of minority concentration; or
- b. The project is necessary to meet overriding housing needs that cannot be met in that housing market.

Each exception is detailed more fully below.

a. Sufficient, Comparable Opportunities (24 CFR 983.57(e)(3)(iii)-(v)).

The requirement of “sufficient” comparable opportunities does not require that, in every locality, there be an equal number of assisted units within and outside of areas of minority concentration. Rather, application of this “sufficient” standard should produce a reasonable distribution of assisted units each year that, over a period of several years, will approach an appropriate balance of housing choices within and outside of areas of minority concentration. An appropriate balance in any jurisdiction must be determined in light of local conditions affecting the range of housing choices available for low-income minority families and in relation to the racial mix of the locality’s population.

Units may be considered “comparable opportunities” if they have the same household type (elderly, disabled, family, large family) and tenure type (owner/renter); require roughly the same tenant contribution toward rent; serve the same income group; are located in the same housing market; and are in standard condition.

Application of this sufficient, comparable opportunities standard involves assessing the overall impact of HUD-assisted housing on the availability of housing choices for low-income minority families in and

outside areas of minority concentration, and must take into account the extent to which the following factors are present, along with other factors relevant to housing choice:

- A significant number of assisted housing units are available outside areas of minority concentration.
- There is significant integration of assisted housing projects constructed or rehabilitated in the past 10 years, relative to the racial mix of the eligible population.
- There are racially integrated neighborhoods in the locality.
- Programs are operated by the locality to assist minority families that wish to find housing outside areas of minority concentration, and comparable housing opportunities have been made available outside areas of minority concentration through other programs.
- Minority families have benefited from local activities (e.g., acquisition and write downs of sites, tax relief programs for homeowners, acquisitions of units for use as assisted housing units) undertaken to expand choice for minority families outside of areas of minority concentration.
- A significant proportion of minority households have been successful in finding units in non-minority areas under the tenant-based assistance programs.

b. Overriding Housing Needs.

Application of the "overriding housing needs" criterion, for example, permits approval of sites that are an integral part of an overall local strategy for the preservation or restoration of the immediate neighborhood and of sites in a neighborhood experiencing significant private investment that is demonstrably improving the economic character of the area (a "revitalizing area").

However, an "overriding housing need" may not serve as the basis for determining that a site is acceptable if the only reason that the housing need cannot otherwise be feasibly met, in other areas, is that discrimination on the basis of protected categories, including race, renders sites outside areas of minority concentration unavailable, or if the use of this standard in recent years has had the effect of circumventing the obligation to provide housing choice.

The MHA will follow Regulation: 24 CFR 983.57

In March of 2005 the MHA received Demolition Disposition approval for Chamberlain Heights CT011-005. In May of 2005 the MHA received 79 of 124 vouchers it had been approved to receive because of the Demolition Disposition approval. As of April 1, 2009 the MHA is no longer receiving transitional funding to maintain the development. The MHA will be removing 124 units of public housing from its' portfolio. The MHA received 66 additional relocation vouchers to assist in the relocation of the remaining residents. All the families were given section 8 relocation vouchers. The staff met with the residents and twice to discuss relocation benefits. The MHA has relocated 17 families from Chamberlain Heights. The remaining residents have requested to stay in the development. The MHA will make repairs to the units based on a HQS inspection completed by a HQS inspector not affiliated with the MHA in accordance with Regulations 982.405, 982.305(a) 982.401. The MHA continues to work with Jonathan Rose Companies to obtain Tax Credits, Home Funds, Grants, CT Department of Economic and Community Development (DECD) loans, for the renovations and reconstruction of the former public housing development Chamberlain Heights.

To achieve the MHA goal of expanding affordable housing the MHA and Jonathan Rose Companies has applied for stimulus funds to possibly add up to 40 public housing units.

The Admissions and Continued Occupancy (ACOP) will begin the update process during the next fiscal year. The MHA will institute new maintenance charges, local preferences to assist with the deconcentration of poverty.

In an effort to reduce crime at Mills Memorial CT011-001, the MHA is in the development stages of redesigning the entrances to 144 Pratt Street, and 40 Cedar Street to create one point of entry with a lobby and security guard. The MHA has spent \$10,000.00 repairing the elevators in the two high rise buildings. The MHA will begin the Master planning the total rehabilitation and renovation of this development. The development is comprised of two high rise buildings; one 7 story, one 6 story, and three 3 story buildings totaling 140 units on 4.4+/- acres. There are 845 people currently living at Mills Memorial.

Until the renovation begins the MHA must maintain safe, decent and affordable housing for the residents of Mills Memorial. In an effort to meet these goals the MHA will replace/repair the fire stairwells with new fire rated stairs. The MHA is exploring a possible Energy Performance Contract to address the high cost of energy consumption at Mills Memorial by replacing the central boiler system hot water tanks and circulating pumps with smaller individual boilers for each of the 5 buildings. These systems will provide heat and domestic hot water to the residents. The Authority must replace the leaking roofs and gutter systems, as well as address major security issues by providing controlled access into the buildings and improved monitoring systems.

In an effort to reduce expenses and provide a healthy environment to our elderly and disabled residents at Community Towers CT011-002 the MHA is planning on installing a co-generation plant. Community Towers as an all electric building, to take advantage of the low electrical costs and special incentive programs available in the 1970's. All 221 units have electric base board heat. The goal of the conversation is to eliminate the electric baseboard heat and install high efficiency, gas fired hot-water systems. There will be vertical coil systems which will provide heating and cooling in each unit. The Cogeneration plant will produce electricity and hot water simultaneously. The hot water can be used for both spaces heating in cold weather and domestic hot water year round. During the warm weather the cooling units will provide relief to residents with health issues such as asthma.

(b) Identify the specific location(s) where the public may obtain copies of the 5-year and Annual PHA plan.

- a) Main Administrative Office, 22 Church Street, Meriden, CT 06451
- b) Community Towers Management Office, 55 Willow Street, Meriden, CT 06450

7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition Conversion of public housing, Homeownership programs, and Project Based Vouchers.

The MHA will begin the master planning of the redevelopment of Mills Memorial, CT011-005. If the HOPE VI Grant is funded by congress the MHA will apply for funds to demolish and rebuild Mills Memorial. The concept would be to obtain land around the current site of Mills Memorial apartment complex. The new development will be comprised of low- moderate and market rate income residents, as well as commercial space.

The Housing Authority of the City of Meriden is committed to expanding the supply of affordable housing and increase the affordable housing choices of residents within the jurisdiction, support projects which further revitalize neighborhoods, promote the deconcentration of poverty and generally provide increased housing and economic opportunities, and housing that provides

supportive services to promote self-sufficiency Supportive housing for families and persons with disabilities. On October 13, 2005, HUD published final regulations for the Project-Based Voucher (PBV) program; superseding regulations at 24 CFR part 983 (see 70 FR 59892). MHA's PBV program is subject to the regulations at 24 CFR part 983, which includes regulations governing policies and procedures that are not specified in this Administrative Plan. In addition to the policies and procedures stated below, and other PBV regulations stated at 24 CFR part 983, MHA's PBV program is subject to most of the requirements of the Housing Choice Voucher Program, as specified in this Administrative Plan and in other HUD regulations.

The MHA will construct resident owned single and multi-family units that will be rented to Section 8 families. The Families in the Home-ownership program are being encouraged to utilize escrow funds for homeownership

The Meriden Housing Authority's ROSS – Homeownership Supportive Services program brings together a consortium of Faith Based, Local and Federal agencies to administer a cutting edge program designed to give our public housing residents the greatest chance of realizing their dreams of Homeownership. Trained professionals from Fannie Mae, The Meriden Housing Authority, Consumer Credit Counseling, (CCC), and Catholic Family Services, (CFS), along with the Meriden communities' most progressive agencies, banks and realtors administer a program that leads residents through the step by step home buying process.

Credit repair and counseling assists our residents in getting ready to assume mortgages. Bank matched Individual Development Accounts, (IDA's), help residents save for down payments and closing costs. A Fannie Mae representative works closely with each participant. She also recruits committed lenders and realtors to the program, screening and organizing all partners to eliminate the chance for impropriety. The MHA, Fannie Mae and CCC provide cutting edge first time homebuyer education to participants. Case management is provided by Catholic Family Services, a faith based, HUD approved homeownership councilor. CFS also does follow up visits once participants move into their new homes to ensure that all obligations are being met to ensure participant success and reduce the chance of foreclosure.

MILLS MEMORIAL

The Meriden Housing Authority's ROSS – Homeownership Supportive Services program brings together a consortium of Faith Based, Local and Federal agencies to administer a cutting edge program designed to give our public housing residents the greatest chance of realizing their dreams of Homeownership. Trained professionals from Fannie Mae, The Meriden Housing Authority, Consumer Credit Counseling, (CCC), and Catholic Family Services, (CFS), along with the Meriden communities most progressive agencies, banks and realtors administer a program that leads residents through the step by step home buying process.

Eligibility Requirements (24 CFR 982.627)

The family must meet all the eligibility requirements listed below before the commencement of homeownership assistance.

- The family must be eligible for the Housing Choice Voucher Program
- The family satisfies any first-time homeowner requirements
- The family satisfies the minimum income requirement

- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
- The family must have a good credit history

The MHA will impose the following additional requirements

- The family has had no family caused violations of HUD's Housing Quality Standards within the past 3 years
- The family is not within the initial one year period of the HAP contract
- The family does not owe any monies to a PHA
- The family has not committed any serious or repeated violations of a PHA assisted lease within the past 2 years
- The family has no criminal history within the past 5 years

I. ELIGIBILITY REQUIREMENTS

Meriden Housing Authority (MHA) may not provide homeownership assistance for a family unless MHA determines that the family satisfies all of the following initial requirements at the commencement of homeownership assistance for the family:

1. Family Self-Sufficiency (FSS) Participation Requirement

- The family is a participant in MHA's FSS program
- Exception: If a family has qualified for homeownership assistance provided by another jurisdiction, but wishes to purchase a home within the City of Meriden, Section 8 homeownership assistance is portable to MHA's jurisdiction, subject to any reasonable requirements MHA may impose on a case-by-case review to help ensure that the family is well positioned to succeed as a homeowner in Meriden.
- Additional participants may be added at the discretion of MHA's Leased Housing Director

2. Section 8 Participation Requirements

- The family must be admitted to the Section 8 Housing Choice Voucher program, in accordance with MHA's Section 8 administrative plan. A family assisted under the homeownership option may be a newly admitted or existing participant in the program.

3. FIRST-TIME HOMEBUYER REQUIREMENT

To qualify as a first-time homebuyer, the assisted family may not include any person who owned a "present ownership interest" in a residence of any family member during the three years before the commencement of homeownership assistance for the family.

- a. The term "first-time homebuyer" includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse. (12 U.S.C. 12713)
- b. A family that includes a family member is a person with disabilities, and, for whom, use of the homeownership option is needed as a reasonable accommodation so that the Housing Choice Voucher program is readily accessible to and usable by such a person, in accord with 24 C.F.R. 8.

HUD's September 2000 final rule indicates that the eligibility requirements are "intended to direct homeownership assistance to "new" homeowners who may be unable to purchase a home without this assistance" and to "discourage use of Section 8 subsidy on behalf of families who have achieved homeownership independently, without benefit of the Federal Section 8". (Federal Register, 9/12/00, p. 55134).

4. MINIMUM INCOME REQUIREMENTS

c. General Requirements

MHA has established minimum income requirements based upon family size and purchase price. These are provided in Attachment A to this SEHOP Plan. These minimum income requirements may be modified in accord with lender and underwriting practices.

Exclusion of welfare assistance from income determinations: MHA will not count any welfare assistance received by the family in determining annual income and whether it meets this Minimum Income Requirement. This disregard of welfare assistance income affects only the determination of annual income used to determine if a family initially qualifies for commencement of homeownership assistance, but does not effect: (1) the determination of income-eligibility for admission to the voucher program; or (2) calculation of the family's total tenant payment (gross family contribution); or (3) calculation of the amount of homeownership assistance payments on behalf of the family.

Exception for elderly families and disabled families: In the case of an elderly family or a disabled family, MHA will count welfare assistance of adult family members who will own the home in determining annual income and whether it meets the Minimum Income Requirement.

d. Alternative Minimum Income Requirements

A family that does not meet SEHOP minimum income requirements may still be eligible if they meet HUD minimum income requirements and satisfy each of the following requirements:

The family must meet HUD minimum income requirements. At commencement of homeownership assistance payments, the family must demonstrate that the annual income, as determined above, of the adult members who will own the home at commencement of homeownership assistance is not less than:

- e. For a disabled family, the monthly Federal SSI benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve; or
- f. For all other families, the Federal minimum wage multiplied by 2,000.

The family must demonstrate that it has been pre-qualified or pre-approved for financing.

The pre-qualified or pre-approved financing must meet MHA's requirements for financing the purchase of the home (including qualifications of lenders and terms of financing).

The pre-qualified or pre-approved financing amount must be sufficient to purchase housing that meets Housing Quality Standards in Meriden.

5. EMPLOYMENT REQUIREMENT

The Family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance:

- Is currently employed on a full-time basis, which is defined as not less than an average of 30 (thirty) hours per week; and
- Has been continuously employed on a full-time basis during the year before commencement of homeownership assistance for the family.

Work interruptions: MHA will determine, at its discretion, whether interruptions of employment are considered to be permissible.

Exemption from employment requirement for elderly and disabled families: The Employment Requirement does not apply to an elderly family or a disabled family, as defined in 24 C.F.R. 5.403 (b). Furthermore, for a family that is not an elderly or disabled family but includes a person with disabilities, MHA will grant an exemption from the employment requirement if MHA determines that an exemption is needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities, in accordance with 24 C.F.R. 8.

6. GOOD STANDING REQUIREMENT

Any family applying for the Section 8 Homeownership Program (SEHOP) must be a tenant in good standing with MHA. The house-hold must have a history of on-time payments, must demonstrate compliance with all MHA requirements for continued program eligibility, and may be asked to submit criminal background and credit check. These will be evaluated on a case by case basis, and a criminal record or poor credit is not necessarily cause to be ineligible for SEHOP assistance.

7. PROHIBITION AGAINST MORTGAGE DEFAULTS

MHA will not commence homeownership assistance for a family that includes an individual who was an adult member of a family at the time when such family received homeownership assistance and defaulted on a mortgage securing debt incurred to purchase the home.

B. ELIGIBILITY REQUIREMENTS FOR UNITS

A family approved for SEHOP assistance may purchase the following types of homes: a new or existing home, a single-family home, a condominium, or manufactured home to be situated on a privately owned lot.

MHA may not provide homeownership assistance before the unit satisfies all of the following requirements:

1. Initial Requirements

- a. The unit is eligible for Section 8 assistance, in accord with MHA's Section 8 Administrative Plan and regulations at 24 C.F.R. 982.352 (with the exception of provisions that prohibit using Section 8 assistance for homeownership and for PHA-owned housing, at 24 C.F.R. 982.352 (a)(6), (a)(7), and (b), and corresponding provisions of the Administrative plan)
- b. The unit was either under construction or already existing at the time that the family enters into a contract of sale.
- c. The unit is either a one unit property (including a manufactured home) or a single dwelling unit in a condominium.

1. Inspection Requirements

- a. The unit has been inspected by a MHA inspector (or MHA's designee) Housing Quality Standards (HQS), as required for any Section 8 assistance.
- b. The unit has been inspected by an independent inspector selected by and paid for by the family. MHA requires that independent inspectors be certified by the American Society of Home Inspections. MHA may establish additional standards for qualification of inspectors selected by families in SEHOP. However, MHA may not require the family to use an independent inspector selected by MHA. The independent inspector may not be a MHA employee or contractor, or other person under the control of MHA.

Requirements of independent inspection: The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.

The independent inspector must provide a copy of the inspector report to both the family and to MHA. MHA may not provide SEHOP homeownership assistance until the MHA has reviewed the inspection report of the independent inspector. Even if the unit otherwise

complies with the HQS, MHA shall have the discretion to disapprove the unit for homeownership assistance because of the information in the inspection report.

- c. If either the HQS inspection or the independent inspection determines that the home requires repairs before occupancy, MHA will discuss the results with the family. If repairs are to be made, contract of sale may be signed contingent upon the satisfactory completion of repairs. No homeownership assistance may be provided before the unit passes HQS standards and before MHA approves the results of the report of the independent inspector.

1. Seller Qualifications

MHA may not commence homeownership assistance for occupancy of a home if MHA has been informed (by HUD or otherwise) that the seller of the home is debarred, suspected, or subject to a limited denial of participation under 24 C.F.R.

In its administrative discretion, MHA may deny approval of a seller for any reason provided for disapproval of an owner under 24 C.F.R. 982.306.

4. Environmental Requirements

In accord with HUD regulations, including regulations at 24 C.F.R. 58.6, MHA will comply with authorities in requiring purchasers to obtain and maintain flood insurance for units in special flood hazard areas, prohibiting assistance for acquiring units in the coastal barriers resource system, and requiring notification to the purchaser of units in airport runway clear zones and airfield clear zones.

C. Required Homeownership Counseling

2. Pre-Purchase Homeownership Counseling Requirements

Before a family is eligible to receive SEHOP assistance, the family is required to:

- (a) secure a readiness assessment from the pre-purchase counseling agency, to determine any impediments to purchasing within six months of completion of a pre-purchase education course as approved by the MHA;
- (b) attend and complete a pre-purchase counseling program, approved by the MHA, and designed to assist the family in resolving any impediments to purchasing, should the readiness assessment reveal any;
- (c) attend and complete a pre-purchase training and education provided by the MHA.

The pre-purchase counseling program will cover credit counseling and repair, money management and budgeting. The pre-purchase training and education program will cover the pros and cons of homeownership; making a decision as to the type of home to purchase, the advantage of purchasing a home in an area that does not have a high concentration of low income families, Fair Housing issues in homeownership, how to identify a Realtor with whom to work, how to select a home that meets the family's needs, how to negotiate a purchase agreement, ordering pre-purchase inspections, mortgage options, Fair Lending issues in homeownership, how to secure mortgage financing, avoidance of predatory lending practices, the mortgage approval process, selecting an attorney, what occurs at a closing, the mortgage documents (including Federal and State Laws, RESPA and truth-in-lending), home maintenance, budgeting as a homeowner, and any other issues related to owning a home.

If, after completion of the required program, the counseling provider determines that additional assistance is needed prior to homeownership, MHA, together with the family and counseling provider, will establish a course of action that must be satisfactorily completed before the family is eligible for homeownership.

The agency providing the education and counseling programs shall either be HUD-approved, or the program shall be consistent with the homeownership education and counseling provided under HUD's Housing Counseling Program.

1. Post-Purchase Counseling Program

MHA will require households to participate in an MHA-approved post-purchase counseling program while receiving assistance. Such counseling will include topics such as financial planning required by new homebuyers; handling maintenance and repairs; energy conservation; homeowner assistance programs; banks' roles in servicing mortgages, and what to do if there is a possibility of a late or missed payment.

D. Financing and Purchase Requirements

2. Pre-qualification / Pre-approval

Upon completion of pre-purchase education course, the family must, within thirty (30) days, secure a pre-qualification letter from a qualified lender, to provide them with an appropriate price range for their housing search. It is understood that the pre-qualification letter does not commit the lender to loan to the family, and is used, simply as a guideline for the family as it searches for an appropriate home.

Alternatively, the family may, within the same 30-day period, secure a pre-approval form from a qualified lender, indicating the amount of funding and type of mortgage product that the lender will provide, at such time as the family has entered into an accepted purchase and sales agreement.

In either instance, the MHA will provide to the lender notice of the amount and terms of the housing assistance payments to be made on behalf of the family. When qualifying the family for a mortgage, the lender will be required to consider all income allowed by Section

8 as income, according to the same terms as the Minimum Income Requirement, and subject only to the underwriting restrictions of the loan program for which the family has applied.

MHA will maintain a list of lenders who have been informed of SEHOP requirements and understand the mortgage products available to households in the SEHOP program.

3. Required Time-Frame for Purchasing a Home

Upon completion of pre-purchase counseling (if required), the pre-education course, and receipt of a pre-qualification letter from a qualified lender, the family must commence an active search for a home.

The family may continue to participate in the homeownership program, and will be considered to have satisfied this requirement if they have submitted to the MHA;

- (a) a fully executed purchase and sales agreement that meets all conditions of the program
- (b) a commitment for permanent mortgage financing by a qualified lender

within 180 days of having been pre-qualified. For good cause, MHA may extend a family's time to locate a home in additional 30-day increments.

During a Section 8 participant's search for a home to purchase, their Section 8 rental assistance shall continue pursuant to the Administrative Plan. If a Section 8 participant family is unable to locate a home within the time approved by MHA, their Section 8 rental assistance through the Section 8 Housing Choice Voucher Program shall continue.

1. MHA Approval of Financing Terms

MHA will authorize homeownership assistance only when the loan product has been pre-approved by MHA. MHA has worked to establish program-specific loan products that will accommodate the needs of our program participants as well as the needs of lenders, underwriters, and the secondary mortgage market. The basic requirements of our pre-approved loan products are provided as an attachment to this document.

MHA welcomes any additional lenders who will provide loan products suited to the needs of our program and its participants. In addition, should a SEHOP participant family prefer to finance its purchase through a lender whose loan products have not been pre-approved by MHA, MHA will negotiate with that lender to provide a loan product suited to our program requirements.

MHA will review lender qualifications and loan terms before authorizing homeownership assistance. MHA may disapprove proposed financing, refinancing, or other debt if MHA determines that the debt is un-affordable, or that the lender or other loan terms do not meet MHA qualifications. In making this determination, MHA may take into account other family expenses, such as childcare, un-reimbursed medical expenses, homeownership expenses, and other family expenses as determined by MHA.

Loan approval will not be unreasonably withheld and is intended as a check to disqualify prospective financing including terms and conditions that are not in the best interest of the family.

4. Down-payment Requirements

MHA requires a minimum homeowner down payment of at least 3 percent of the purchase price, with at least one percent of the purchase price paid from the family's personal resources.

MHA will maintain a list of down-payment assistance programs available to Section 8 Homeownership families.

2. Contract of Sale Requirements

Homeownership assistance may not begin before the family has entered a contract of sale with the seller of the unit to be acquired by the family. The family must give MHA a copy of the contract of sale. The sale must:

- a. Specify the price and other terms of sale by the seller to the purchaser.
- b. Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser.
- c. Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser.
- d. Provide that the purchaser is not obligated to pay for any necessary repairs.
- e. Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under HUD regulations, including regulations at 24 C.F.R 24.

II. Terms of Homeownership Assistance

A. Maximum Term of Homeownership Assistance

A family shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

Applicability of Maximum Term: The maximum term described above applies to any member of the family who has an ownership interest in the unit during the time that homeownership payments are made; or is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

Exception for Elderly and Disabled Families: The maximum term does not apply to elderly and disabled families, with the following conditions:

- In the case of an elderly family, the exception applies only if the family qualifies as an elderly family at the start of homeownership assistance.
- In the case of a disabled family, the exception applies if, at the time during receipt of homeownership assistance, the family qualifies as a disabled family.
- If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance in accordance with the Administrative Plan).

Assistance for different homes or from different PHAs: If the family has received homeownership assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term specified above.

A. Amount and Distribution of Homeownership Assistance Payments

1. Amount of Monthly Homeownership Assistance Payments

While the family is residing in the home, MHA shall pay a monthly homeownership assistance payment on behalf of the family that is equal to the *lower* of either:

- The payment standard minus the total tenant payment; or
- The family's monthly homeownership expenses minus the total tenant payment.

a. Payment Standard

The payment standard for a family is the lower of either:

- The payment standard for the unit size; or
- The payment standard for the size of the home.

The payment standard for a family is the greater of either:

- The payment standard at the commencement of homeownership assistance for occupancy of the home; or
- The payment standard at the most recent regular reexamination of family income and composition since the commencement of homeownership assistance for the occupancy of the home.

MHA must use the same payment standard schedule, payment standard amounts, and subsidy standards for the homeownership option as for the rental voucher program. If the home is located in an exception payment standard area, the PHA must use the appropriate payment standard for the exception payment standard area.

a. Homeownership Expenses

Expenses allowed in the determination of monthly homeownership expenses include only amounts allowed by MHA to cover:

For a homeowner:

- Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
- Real estate taxes and public assessments on the home;
- Home insurance;
- An approved allowance for maintenance expenses;
- An approved allowance for costs of major repairs, replacements;
- An approved allowance for utilities for the home; and
- Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements, or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if MHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person, in accord with HUD regulations at 24 C.F.R. 8.
- Land lease payments (where a family does not own fee title to the real property on which the home is located).

For a condominium owner: In addition to the homeownership expenses listed above, homeownership expenses may also include condominium operating charges or maintenance fees assessed by the condominium association.

1. Distribution of Homeownership Assistance Payments

MHA will make monthly homeownership assistance payments directly into a dedicated, limited-access account established by the mortgage lender.

If the monthly homeownership assistance payment exceeds the amount due to the lender, MHA will pay the excess directly to the family.

II. Requirements for Continued Assistance

A. Family Obligations

1. Family obligations Applicable to all Section 8 Recipients

Families receiving homeownership assistance under the Section 8 program must satisfy those family obligations required of all families receiving Section 8 assistance, as specified in MHA's Section 8 Administrative Plan, with the exception of irrelevant provisions which are specified at 24 C.F.R. 982.634(b)(9). The basic Section 8 family obligations relevant to the families receiving homeownership assistance are described more fully in MHA's Section 8 Administrative Plan and include:

a. Supplying required information

The family must supply any information that MHA or HUD determines is necessary in the administration of the Section 8 program, including submission of required evidence of citizenship or eligible immigration status.

The family must supply any information requested by MHA or HUD for use in a regularly scheduled re-examination or interim re-examination of family income or composition in accordance with HUD requirements and MHA policies specified in the Administrative Plan.

The family must disclose and verify social security numbers and must sign and submit consent forms for information in accordance with HUD requirements and MHA policies specified in the Administrative Plan.

Any information supplied by the family must be true and complete.

b. Use and occupancy of the assisted unit

The family must use the assisted unit for residence by the family. The unit must be the family's only residence.

The composition of the assisted family residing in the unit must be approved by MHA. The family must promptly inform MHA of the birth, adoption, or court-awarded custody of a child. The family must request MHA approval to add any other family member as an occupant of the unit. No other person [i.e., nobody but members of the assisted family] may reside in the unit (except for a foster child or live-in aide).

The family must promptly notify MHA if any family member no longer resides in the unit.

If MHA has given approval, a foster child or live-in aide may reside in the unit. MHA has the discretion to adopt reasonable policies concerning residence by a foster child or a live-in aide, and concerning when MHA consent may be given or denied. Such policies are specified in MHA's Section 8 administrative Plan.

Members of the household may engage in legal profit making activities in the unit, but only if such activities are incidental to primary use of the unit for residence by members of the family.

The family must not sub-lease or sub-let the unit.

The family must not assign the lease or transfer the unit. For families receiving homeownership assistance, see the prohibitions, below on conveyance or transfer of the home.

c. Absence from unit

The family must supply any information or certification request by MHA to verify that the family is living in the unit, or relating to family absence from the unit (in excess of 10 days), including any MHA-requested information or certification on the purposes of family absences. The family must cooperate with MHA for this purpose. The family must promptly notify MHA of any absence from the unit.

d. Fraud and other program violation

The members of the family must not commit fraud, bribery, or any other corrupt or criminal act in connection with the program.

e. Crime by other family members

The members of the family may not engage in drug-related criminal activity, or violent criminal activity. MHA policies regarding drug-related or violent criminal activity are specified more fully in the Section 8 Administrative Plan.

f. Prohibition against duplicative housing assistance

An assisted family, or members of the family, may not receive Section 8 tenant-based assistance while receiving another housing subsidy, for the same unit or for a different unit, under any duplicative (as determined by HUD or in accordance with HUD regulations) Federal, State or local housing assistance program.

g. Applicability of other Section 8 program requirements

The above list of family obligations required of any family receiving Section 8 assistance is not intended to limit or supersede family obligations as specified in MHA's Section 8 Administrative Plan. Families receiving homeownership assistance are referred to the Administrative Plan for more specific information about family obligations and program administration.

There are a number of regulatory requirements for Section 8 participants that are not applicable to recipients of homeownership assistance—primarily, because these requirements pertain specifically to the tenant-landlord relationship. These exceptions are specified at 24 C.F.R 982.641 and elsewhere in 24 C.F.R. 982 Subpart M, and are discussed below in Section IV. D. These exceptions do not substantively alter the family obligations of SEHOP homeownership assistance recipients.

2. Family Obligations Specific to Recipients of Section 8 Homeownership Assistance

In addition, families receiving homeownership assistance must satisfy additional family obligations, which are specified in this section III. A.2, as a condition for continued receipt of homeownership assistance. Before commencement of homeownership assistance, the family must execute a statement of family obligations on the form prescribed by HUD. In the statement, the family agrees to comply with all family obligations under the homeownership option of the Section 8 program.

a. On-going counseling

To the extent required by MHA, the family must attend and complete on-going post-purchase homeownership and housing counseling.

b. No requirement of periodic inspections

Families receiving Section 8 rental assistance must have their rental unit inspected periodically to ensure that it complies with HUD Housing Quality Standards. This requirement of periodic inspections does not apply to Section 8 participants receiving homeownership assistance.

c. Compliance with mortgage

The family must supply to MHA any information concerning:

- (1) Any mortgage or other debt incurred to purchase the home, and any refinancing of such debt (including information needed to determine whether the family has defaulted on the debt, and the nature of any such default), and information on any satisfaction or payment of the mortgage debt. SEHOP assisted families are required to provide proof of mortgage payments and other relevant homeownership expenses on an annual basis.
- (2) Any sale or other transfer of any interest in the home.
- (3) Any information required by MHA concerning the family's homeownership expenses.

d. Notice of mortgage default

The family must notify MHA, if the family defaults on a mortgage securing debt incurred to purchase the home (or any refinancing of such debt).

e. Supplying required information

The family must supply to MHA any information concerning:

- (1) Any mortgage or other debt incurred to purchase the home, and any refinancing of such debt (including information needed to determine whether the family has defaulted on the debt, and the nature of any such default), and information on any satisfaction or payment of the mortgage debt. SEHOP assisted families are required to provide proof of mortgage payments and other relevant homeownership expenses on an annual basis.
- (2) Any sale or other transfer of any interest in the home.
- (3) Any information required by MHA concerning the family's homeownership expenses.

f. Occupancy of home

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, MHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to MHA the homeownership assistance for the month when the family moves out.

g. Notice of Move-Out

The family must notify MHA before the family moves out of the home.

h. Prohibition on ownership interest on second residence

During the time the family receives homeownership assistance under the SEHOP program, no family member may have any ownership interest in any other residential property.

i. Prohibition against conveyance or transfer of home

So long as the family is receiving homeownership assistance, use and occupancy of the home is subject to HUD and MHA regulations regarding use and occupancy of the assisted unit, and absence from the unit.

The family may grant a mortgage on the home for debt incurred to finance purchase of the home or any refinancing of such debt.

Upon the death of a family member who holds title, in whole or in part, to the home, homeownership assistance may continue pending settlement of the decedent's estate, notwithstanding transfer of title by operation of law to the decedent's executor or legal representation, so long as the home is solely occupied by remaining family members in accordance with 24 C.F.R. 982.551 (h) and MHA's Section 8 Administrative Plan.

A. Denial or Termination of Assistance

MHA shall terminate homeownership assistance for the family, and shall deny voucher rental assistance for the family, as follows:

1. Failure to meet required obligations under the Section 8 voucher program

MHA will deny or terminate homeownership assistance in accordance with MHA's Section 8 Administrative Plan's provisions for denial or termination of assistance, including provisions concerning crime by family members.

2. Failure to comply with family obligations

MHA will deny or terminate assistance for violation of participant obligations as described in MHA's Section 8 Administrative Plan and this SEHOP Addendum to the Administrative Plan.

3. Mortgage default

MHA must terminate homeownership assistance for any member of a family receiving homeownership assistance who is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA-insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such debt.

MHA, at its discretion, may permit the family to move to a new unit with continued voucher rental assistance. However, MHA must deny such permission if:

- a. The family defaulted on an FHA-insured mortgage; and
- b. The family fails to demonstrate that: (1) the family has conveyed title to the home, as required by HUD, to HUD or HUD's designee; and (2) the family has moved from the home within the period established or approved by HUD.

A. Automatic Termination of Homeownership Assistance

Homeownership assistance is limited by the same income limits and housing assistance payment rules and policies applicable to MHA's Section 8 rental assistance program. Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family. However, MHA has the discretion to grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

II. Other Administrative Matters

A. Portability

- A family may qualify to move outside the initial PHA jurisdiction with continued homeownership assistance under the voucher program, in accordance with the requirements of this Addendum.
- Subject to the terms of MHA's Section 8 portability requirements and requirements for continued assistance, a family determined eligible for homeownership assistance by MHA may purchase a unit outside MHA's jurisdiction if the receiving PHA is administering a voucher homeownership program and is accepting new homeownership families.
- Subject to the terms of MHA's Section 8 portability requirements and requirements for continued assistance, a family determined eligible for homeownership assistance by a PHA in a different jurisdiction may purchase a home within the City of Meriden, and their Section 8 homeownership assistance will be portable to MHA administration, subject to any reasonable requirements MHA may impose on a case-by-case review to help ensure that the family is well-positioned to succeed as a homeowner in the city of Meriden.
- In general, the portability procedures described in MHA's Section 8 Administrative Plan (and HUD regulations at C.F.R. 982.353 and 982.355) apply to the homeownership option, and the administrative responsibilities of the initial and receiving PHA are not altered except that some administrative functions (e.g., issuance of a voucher or execution of a tenancy addendum) do not apply to the homeownership option.
- The family who seeks portability of its homeownership assistance must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing for and the physical conditions of the unit are acceptable. The receiving PHA must promptly notify the initial PHA, if the family has

purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

- Continued assistance under the portability procedures is subject to the following requirements for Moves with Continued Tenant-Based Assistance.

A. Moves with Continued Tenant-Based Assistance

1. Permitted Move to a new Unit

A family receiving homeownership assistance may move to a new unit with continued tenant-based assistance in accord with the requirements of this Section IV. B. The family may move either with voucher rental assistance (in accordance with rental assistance program requirements) or with voucher homeownership assistance (in accordance with homeownership assistance requirements).

MHA will not commence continued tenant-based assistance for occupancy of the new unit so long as any family member owns any title or other interest in the prior home.

MHA permits only one move per calendar year from or to a unit eligible for homeownership assistance, but MHA may make exceptions to this rule, at MHA's discretion, on a case-by-case basis. Moves that involve (both to and from) only unit's eligible for rental assistance are governed by MHA's Section 8 Administrative Plan.

2. Requirements for Continuation of Homeownership Assistance

If a family that has received homeownership assistance wants to move to a new unit with continued homeownership assistance, the family must satisfy all the initial requirements specified in Section I and thereafter of this Addendum except the following requirements for eligibility for homeownership assistance, which do not apply:

- a. The requirement for pre-assistance counseling, except that MHA may require that the family complete additional counseling (before or after moving to a new unit with continued homeownership assistance).
- b. The requirement that the family be a first-time homeowner.

1. When MHA may DENY Permission to Move with Continued Assistance

MHA may deny permission to move to a new unit with continued voucher assistance as follows:

- a. MHA may deny permission to move with continued rental or homeownership assistance if MHA determines that it does not have sufficient funding to provide continued assistance.
- b. At any time, MHA may deny permission to move with continued rental or homeownership assistance in accord with the provisions for denial or termination of assistance provided in Section III. B., Denial or Termination

Assistance, of this Addendum or elsewhere in MHA's Section 8 Administrative Plan.

Attachment B

Underwriting Guidelines for Section 8 Mortgages

Income and Borrower Qualification Options

Deduct HAP from PITI Option

Under this option, the borrower's HAP is applied directly to the PITI, and the housing debt to income ratio is calculated on the "net housing obligation" of the borrower. When this option is used, it must be coupled with (1) ratios of 28/36 for all Section 8 mortgages using PITI reduction, regardless of the mortgage product chosen by the borrower, and (2) direct deposit of the monthly HAP payment into a dedicated, limited access account established by the lender and/or mortgage service.

PITI Deduction Option for HomeChoice Borrowers

For HomeChoice borrowers who use the HAP deduction from PITI, the qualifying ratios are 28/50. HomeChoice Section 8 borrowers are limited to 28% of their non-HAP income for PITI, and may go up to 50% for their total debt ratio. Borrowers receiving SSI (non-taxable income) may gross up their earned income by 25%. The 50% total debt ratio must be used in conjunction with a budget-based worksheet.

Add HAP to Income Option

An alternate option is to calculate total income as a combination of (1) the tax-exempt HAP (grossed up by 25%) and (2) the borrower's income from employment, using underwriting ratios specific to the product being used. The PITI deduction approach may not be used with this option.

Two Mortgage Options (purchase money first and simultaneous second lien)

The borrower is qualified for the first mortgage (PITI) using only earned income, and the HAP is used to pay the full P & I for a second mortgage. This underwriting structure is appropriate if the term of the second mortgage is no longer than the maximum allowable term allowed by HUD for the Section 8 payments (15 year mortgages with financing of 20 years or more and 10 years for financing less than 20 years). (NOTE: Initially, the borrower does not make payment for the second lien from their earned income and therefore will not experience payment shock when the HAP payment is terminated, since termination will not occur before the second lien is paid off unless the borrowers' income increases above the maximum allowed under the Section 8 program. Typically, private mortgage insurance is not applicable under this option, and there may be faster equity build-up).

Additional Restrictions

- MHA will not approve any financing that includes balloon payments or variable interest rates.

- Private seller financing should be avoided.
- If the purchase of the home is financed with FHA mortgage insurance, such financing is subject to FHA mortgage insurance requirements.

9.0 Housing Needs.

Based on the 07/2005 through 6/2010 Consolidated plan for this jurisdiction the housing needs are as follows:

- a) 30% AMI < there are 1859 families with 21% of the units affordable based on 2069 available units
- b) >30% but <50% AMI there are 4260 with 69% of the units that are affordable with 4788 available units
- c) >50% but, 80% of AMI there are 2868 families with 10% affordable units with 2950 available units

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT01112500209R Replacement Housing Factor Grant No: Date of CFFP: 9/23/2009			FFY of Grant: FY-2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 10/26/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$89,750.00	\$89,750.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$807,750.00	\$807,750.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

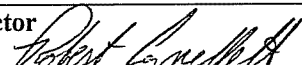
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT01112500209R Replacement Housing Factor Grant No: Date of CFFP: 9/23/2009		FFY of Grant: FY-2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/23/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$897,500.00	\$897,500.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director 		Date 3/12/2010		Signature of Public Housing Director 	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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form HUD-50075.1 (4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P011501-09 Replacement Housing Factor Grant No: Date of CFFP: 6/13/2008			FFY of Grant: FY-2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/29/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$154,890.00	\$154,890.00	\$0.00	\$0.00
3	1408 Management Improvements	\$145,500.00	\$145,500.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$77,445.00	\$77,445.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$49,242.00	\$49,242.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$330,000.00	\$330,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$17,373.00	\$17,373.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P011501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FY2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ` 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/29/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$774,450.00	\$774,450.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$50,000.00	\$50,000.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$17,373.00	\$17,373.00	\$0.00	\$0.00
Signature of Executive Director <i>Robert Capelluto</i>		Date 3/12/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Meriden			Grant Type and Number Capital Fund Program Grant No: CT26P011501-09 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:			Federal FFY of Grant: FY2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
11-1 Mills Memorial	Operations - Amp #1	1406	140	\$87,220.00	\$87,220.00	\$0.00	\$0.00	
11-2 Community Twr	Operations - Amp #2	1406	221	\$67,670.00	\$67,670.00	\$0.00	\$0.00	
11-1 Mills Memorial	Staff Training - Amp #1	1408	1	\$3,500.00	\$3,500.00	\$0.00	\$0.00	
11-2 Community Twr	Staff Training - Amp #2	1408	2	\$4,500.00	\$4,500.00	\$0.00	\$0.00	
11-1 Mills Memorial	Section 3 Training Program - Amp #1	1408	3	\$33,500.00	\$33,500.00	\$0.00	\$0.00	
11-1 Mills Memorial	Section 3 Program Coord.- Amp #1	1408	1	\$29,000.00	\$29,000.00	\$0.00	\$0.00	
11-2 Community Twr	Activites Coordinator - Amp #2	1408	1	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
11-2 Community Twr	Additional Security Patrols - Amp #2.	1408	2	\$50,000.00	\$50,000.00	\$0.00	\$0.00	
11-1 Mills Memorial	Administrative Salary - Amp #1	1410	2	\$43,756.00	\$43,756.00	\$0.00	\$0.00	
11-2 Community Twr	Administrative Salary - Amp #2	1410	2	\$33,689.00	\$33,689.00	\$0.00	\$0.00	
11-1 Mills Memorial	Fees and Costs - Amp #1	1430	1	\$20,500.00	\$20,500.00	\$0.00	\$0.00	
11-2 Community Twr	Fees and Costs - Amp #2	1430	1	\$28,742.00	\$28,742.00	\$0.00	\$0.00	
11-1 Mills Memorial	Install Roof - HVAC Unit Central Office - Amp #1	1460	1	\$80,000.00	\$80,000.00	\$0.00	\$0.00	
11-1 Mills Memorial	Install Roof on Central Office - Amp.#1	1460	1	\$75,000.00	\$75,000.00	\$0.00	\$0.00	
11-2 Community Twr	Replace Elevator cars, controls, drive motors, controls - Amp #2	1460	2	\$175,000.00	\$175,000.00	\$0.00	0.00	
11-1 Mills Memorial	Replace existing electric ranges with energy star rated units - Amp #1	1465.1	15	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
11-1 Mills Memorial	Replace existing with energy star rated efficient refrigerators - Amp #1	1465.1	15	\$4,373.00	\$4,373.00	\$0.00	\$0.00	
11-2 Community Twr	Replace existing electric ranges with Energy start rated units - Amp #2	1465.1	15	\$3,500.00	\$3,500.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Meriden					Federal FFY of Grant: FY2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-2 C. Twrs. Amp #2	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-01C. Twrs. Amp #2	6/30/2011		6/30/2012		
11-1 Mills Mem. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers Amp #2	6/30/2011		6/30/2012		
11-2 C. Towers Amp #2	6/30/2011		6/30/2012		
11-1 Mills Mem. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers - Amp #2	6/30/2011		6/30/2012		
11-2 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers - Amp #2	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers - Amp #2	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers - Amp #2	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

PHA Name: Housing Authority of the City of Meriden

Reasons for Revised Target Dates ¹form HUD-50075.1 (4/2008)

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011


PHA Name: Housing Authority of the City of Meriden	Grant Type and Number Capital Fund Program Grant No: CT26P011501-09 Replacement Housing Factor Grant No: Date of CFFP: 6/13/2008	FFY of Grant: FY-2009 FFY of Grant Approval:
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$154,890.00	\$154,890.00	\$0.00	\$0.00
3	1408 Management Improvements	\$145,500.00	\$145,500.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$77,445.00	\$77,445.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$49,242.00	\$49,242.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$330,000.00	\$330,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$17,373.00	\$17,373.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P011501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FY2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ` 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/29/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$774,450.00	\$774,450.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$50,000.00	\$50,000.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$17,373.00	\$17,373.00	\$0.00	\$0.00
Signature of Executive Director 		Date 3/4/2010		Signature of Public Housing Director 	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Meriden			Grant Type and Number Capital Fund Program Grant No: CT26P011501-09 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:			Federal FFY of Grant: FY2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
11-1 Mills Memorial	Operations - Amp #1	1406	140	\$87,220.00	\$87,220.00	\$0.00	\$0.00	
11-2 Community Twr	Operations - Amp #2	1406	221	\$67,670.00	\$67,670.00	\$0.00	\$0.00	
11-1 Mills Memorial	Staff Training - Amp #1	1408	1	\$3,500.00	\$3,500.00	\$0.00	\$0.00	
11-2 Community Twr	Staff Training - Amp #2	1408	2	\$4,500.00	\$4,500.00	\$0.00	\$0.00	
11-1 Mills Memorial	Section 3 Training Program - Amp #1	1408	3	\$33,500.00	\$33,500.00	\$0.00	\$0.00	
11-1 Mills Memorial	Section 3 Program Coord.- Amp #1	1408	1	\$29,000.00	\$29,000.00	\$0.00	\$0.00	
11-2 Community Twr	Activites Coordinator - Amp #2	1408	1	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
11-2 Community Twr	Additional Security Patrols - Amp #2.	1408	2	\$50,000.00	\$50,000.00	\$0.00	\$0.00	
11-1 Mills Memorial	Administrative Salary - Amp #1	1410	2	\$43,756.00	\$43,756.00	\$0.00	\$0.00	
11-2 Community Twr	Administrative Salary - Amp #2	1410	2	\$33,689.00	\$33,689.00	\$0.00	\$0.00	
11-1 Mills Memorial	Fees and Costs - Amp #1	1430	1	\$20,500.00	\$20,500.00	\$0.00	\$0.00	
11-2 Community Twr	Fees and Costs - Amp #2	1430	1	\$28,742.00	\$28,742.00	\$0.00	\$0.00	
11-1 Mills Memorial	Install Roof - HVAC Unit Central Office - Amp #1	1460	1	\$80,000.00	\$80,000.00	\$0.00	\$0.00	
11-1 Mills Memorial	Install Roof on Central Office - Amp.#1	1460	1	\$75,000.00	\$75,000.00	\$0.00	\$0.00	
11-2 Community Twr	Replace Elevator cars, controls, drive motors, controls - Amp #2	1460	2	\$175,000.00	\$175,000.00	\$0.00	0.00	
11-1 Mills Memorial	Replace existing electric ranges with energy star rated units - Amp #1	1465.1	15	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
11-1 Mills Memorial	Replace existing with energy star rated efficient refrigerators - Amp #1	1465.1	15	\$4,373.00	\$4,373.00	\$0.00	\$0.00	
11-2 Community Twr	Replace existing electric ranges with Energy start rated units - Amp #2	1465.1	15	\$3,500.00	\$3,500.00	\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Meriden				Federal FFY of Grant: FY2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-2 C. Twrs. Amp #2	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-01C. Twrs. Amp #2	6/30/2011		6/30/2012		
11-1 Mills Mem. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers Amp #2	6/30/2011		6/30/2012		
11-2 C. Towers Amp #2	6/30/2011		6/30/2012		
11-1 Mills Mem. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers - Amp #2	6/30/2011		6/30/2012		
11-2 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers - Amp #2	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-2 C. Towers - Amp #2	6/30/2011		6/30/2012		
11-1 Mills Memor. Amp #1	6/30/2011		6/30/2012		
11-1 Mills Memor.Amp #1	6/30/2011		6/30/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P01150107 Replacement Housing Factor Grant No: Date of CFFP: 9/13/2007			FFY of Grant: 2007 FFY of Grant Approval: 9/13/2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/3/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$148,800.00	\$148,800.00	\$81,545.54	\$81,545.54
3	1408 Management Improvements	\$140,000.00	\$140,000.00	\$118,451.24	\$113,797.00
4	1410 Administration (may not exceed 10% of line 21)	\$76,900.00	\$76,900.00	\$76,900.00	\$61,636.54
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$30,569.00	\$30,569.00	\$28,219.03	\$23,906.01
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$150,836.00	\$150,836.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$171,896.00	171,896.00	\$144,384.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$50,000.00	\$50,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Mertide		Grant Type and Number Capital Fund Program Grant No: CT26P01150107 Replacement Housing Factor Grant No: Date of CFFP: 9/13/2007			FFY of Grant: 2007 FFY of Grant Approval: 9/13/2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/3/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$769,001.00	\$769,001.00	\$449,499.81	\$280,885.09
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
25	Amount of line 20 Related to Energy Conservation Measures	\$145,956.00	\$145,926.00	\$145,926.00	\$145,926.00
Signature of Executive Director 		Date 3/4/2010		Signature of Public Housing Director _____	
				Date _____	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Meriden			Grant Type and Number Capital Fund Program Grant No: CT26P01150107 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
11-0 Authority Wide	Operations	1406	0	\$148,800.00	\$148,800.00	\$81,545.54	\$81,545.54	
11-0 Authority Wide	Staff Training	1408	0	\$15,000.00	\$15,000.00	\$11,668.39	\$11,668.39	
11-1 Mills Memorial	Resident Job Training	1408	0	\$30,000.00	\$45,000.00	\$41,782.85	\$41,782.85	
11-2 Community Towers	Activites Coordinator	1408	0	\$25,000.00	\$25,000.00	\$25,000.00	\$20,345.76	
11-2 Community Towers	Security Patrols	1408	0	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
11-5 Chamberlain Hts.	Resident Job Training	1408	0	\$30,000.00	\$15,000.00	\$0.00	\$0.00	
11-0 Authority Wide	Administrative - Salaries & Fringe	1410	2	\$76,900.00	\$76,900.00	\$76,900.00	\$61,636.54	
11-0 Authority Wide	Fees & Costs for A & E Services	1430	0	\$30,569.00	\$30,569.00	\$28,219.03	\$23,906.01	
11-2 Community Twrs.	Replace all parking lots and circular driveway entries.	1450	0	\$150,836.00	\$150,836.00	\$0.00	\$0.00	
11-1 Mills Memorial	Install Bathroom Vent fans	1460	0	\$49,468.00	\$27,512.00	\$0.00	\$0.00	
11-1 Mills Memorial	Emergency Repair elevator 144 Pratt St	1460	1	\$0.00	\$21,956.00	\$21,956.00	\$0.00	
11-2 Community Towers	Replace Roofs on all buildings, North and South Towers as well as Community Room	1460	3	\$122,428.00	\$0.00	\$0.00	\$0.00	
11-2 Community Twrs.	Installation of piping and incidentals for heating improvements	1460	2	\$0.00	\$122,428.00	\$122,428.00	\$0.00	
11-0 Authority Wide	Purchase new masonary dump truck	1475	1	\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	Total for CT26P01150107			\$769,001.00	\$769,001.00	\$449,499.81	\$280,885.09	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Meriden				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
11-0 Authority Wide	9/30/2009		6/30/2010		
11-0 Authority Wide	9/30/2009		6/30/2010		
11-1 Mills Memorial	9/30/2009		6/30/2010		
11-2 Community Twrs.	9/30/2009	6/30/2008	6/30/2010		Activities Coordinator hired sooner than anticipated
11-2 Community Twrs.	9/30/2009	4/22/2008	6/30/2010	3/9/2009	Security hours increased coverage and wages
11-5 Chamberlain Hts.	9/30/2009		6/30/2010		
11-0 Authority Wide	9/30/2009	5/31/2008	6/30/2010		Increase in salaries and Modernization personnel
11-0 Authority Wide	9/30/2009		6/30/2010		
11-2 Community Twrs	9/30/2009		6/30/2010		
11-1 Mills Memorial	9/30/2009		6/30/2010		
11-1 Mills Memorial	3/6/2009	3/6/2009	8/1/2009		
11-2 Community Twrs.	9/30/2009				Item deleted, funds reprogrammed
11-2 Community Wrs.	8/11/2008	8/11/2008	8/11/2010		
11-0 Authority Wide	9/30/2009		6/30/2010		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P011501-06 Replacement Housing Factor Grant No: Date of CFFP: 11/3/2006			FFY of Grant: 2006 FFY of Grant Approval: 11/3/2006
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/3/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$148,815.00	\$148,815.00	\$148,815.00	\$148,815.00
3	1408 Management Improvements	\$148,000.00	\$148,000.00	\$148,000.00	\$148,000.00
4	1410 Administration (may not exceed 10% of line 21)	\$74,407.00	\$74,407.00	\$74,407.00	\$74,407.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$116,429.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$130,069.00	\$130,069.00	\$130,069.00	\$130,069.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$83,336.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$199,765.00	\$199,765.00	\$4,765.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26P011501-06 Replacement Housing Factor Grant No: Date of CFFP: 11/3/2006			FFY of Grant:2006 FFY of Grant Approval: 11/3/2006
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/3/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$766,056.00	\$766,056.00	\$766,056.00	\$571,056.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$57,000.00	\$57,000.00	\$57,000.00	\$57,000.00
25	Amount of line 20 Related to Energy Conservation Measures	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Signature of Executive Director 		Date 3/4/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Meriden			Grant Type and Number Capital Fund Program Grant No: CT26P011501-06 CFFP (Yes/ No): Yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
11-0 Authority Wide	Operations	1406	0	\$148,815.00	\$148,815.00	\$148,815.00	\$148,815.00	
11-0 Authority Wide	HTVN Subscription	1408	0	\$0.00	\$0.00	\$0.00	\$0.00	
11-0 Authority Wide	Staff Training	1408	0	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	
11-1 Mills Memorial	Resident Job Training	1408	0	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
11-2 Community Towers Apartments	Activities Coordaintor	1408	0	\$23,000.00	\$21,000.00	\$21,000.00	\$21,000.00	
11-2 Community Towers Apartments	Additional Security Patrols	1408	0	\$57,000.00	\$57,000.00	\$57,000.00	\$57,000.00	
11-5 Chamberlain Heights	Resident Job Training	1408	0	\$25,000.00	\$27,000.00	\$27,000.00	\$27,000.00	
11-0 Authority Wide	Administration - Salary & Fringe Benefits	1410	2	\$74,407.00	\$74,407.00	\$74,407.00	\$74,407.00	
11-0 Authority Wide	Fees and Costs	1430	0	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
11-2 Community Towers Apartments	New Parking Lot & Security Fencing and lighting	1450	0	\$116,429.00	\$0.00	\$0.00	\$0.00	
11-1 Mills Memorial	Emergency Repair to elevators	1460	2	\$0.00	\$97,027.96	\$97,027.96	\$97,027.96	
11-2 Community Towers Apartments	Modernize Common areas: Ceilings, floor tile, Lighting, etc.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
11-2 Community Towers Apartments	Rehab units for handicap accessibility	1460	4	\$130,069.00	\$0.00	\$0.00	\$0.00	\$0.00

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Meriden			Grant Type and Number Capital Fund Program Grant No: CT26P011501-06 CFPP (Yes/ No): Yes Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
11-2 Community Towers Apartments	Emergency Repair of elevator car #1, renovation of car #2	1460	2	\$0.00	\$33,041.04	\$33,041.04	\$33,041.04	
11-1 Mills Memorial	Purchase Energy rated Refrigerators	1465.1	0	\$0.00	\$10,293.00	\$10,293.00	\$10,293.00	
11-1 Mills Memorial	Purchase Energy rated electric ranges	1465.1	0	\$0.00	\$5,922.00	\$5,922.00	\$5,922.00	
11-2 Community	Purchase Energy rated electric ranges	1465.1	25	\$15,000.00	\$7,624.00	\$7,624.00	\$7,624.00	
11-2 Community Towers Apartments	Replace refrigerators with new Energy Star rated units	1465.1	25	\$20,000.00	\$11,161.00	\$11,161.00	\$11,161.00	
11-0 Authority Wide	Purchase 2 new vehicles, grounds eqp.	1475	2	\$83,336.00	\$0.00	\$0.00	\$0.00	
11-5 Chamberlain	Relocation of residents at Chamberlain	1495.1	72	\$0.00	\$199,765.00	\$199,765.00	\$4,765.00	
	Grant Total of CT26P011501-06			\$766,056.00	\$766,056.00	\$766,056.00	\$571,056.00	

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Meriden					Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
11-0 Authority Wide	6/30/2008	5/15/2008	6/30/2009	5/15/2008	More emergencies than expected
11-0 Authority Wide	6/30/2008	9/10/2007	6/30/2009	9/10/2007	Trained more staff than expected
11-1 Mills Memorial	6/30/2008	5/31/2007	6/30/2009	5/31/2007	Trained more residents than expected
11-2 Community Twrs.	6/30/2008	1/29/2008	6/30/2009	9/30/2008	Activites coordinator worked additional hours
11-2 Community Twrs	6/30/2008	1/11/2007	6/30/2009	4/22/2008	More expensive and added additional hours
11-5 Chamberlain	6/30/2008	5/15/2008	6/30/2009	4/22/2008	Additional resident in training
11-0 Authority Wide	6/30/2008	3/29/2007	6/30/2009	4/30/2008	Higher salary than anticipated
11-0 Authority Wide	6/30/2008	1/30/2007	6/30/2009	10/30/2007	Architectural Fees for Chamberlain Heights
11-1 Mills Memorial	11/9/2007	11/9/2007	6/30/2009	11/9/2007	Emergency Repair of Elevators
11-2 Community Twrs	6/30/2008		6/30/2009		Units previously rehabbed for HCP access
11-2 Community Twrs.	12/26/2006	12/26/2006	12/26/2006	12/26/2006	Emergency repair of fire damaged elevator car
11-1 Mills Memorial	2/28/2007	2/2/2007	2/28/2008	2/25/2008	
11-1 Mills Memorial	2/2/2007	2/2/2007	5/1/2008	5/1/2008	
11-2 Community Twrs.	6/30/2008	2/2/2007	6/30/2009	5/10/2008	Purchased ranges faster than anticipated
11-2 Community Twrs.	6/30/2008	5/16/2008	6/30/2009	5/19/2008	Purchase Refrigerators faster than anticipated
11-0 Authority Wide	6/30/2008		6/30/2009		Did not purchase vehicles, funds reprogrammed

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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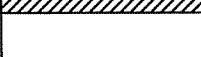



U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Expires 4/30/2011

[illegible]

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Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary						
PHA Name/Number Housing Authority of the City of Meriden CT-011			Locality (City/County & State) 22 Church Street, PO Box 911, Meriden, CT 06451		X Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name: Mills Memorial Apartments, CT 11-1, Amp #1, Community Towers Apartments, CT 11-2, Amp #2	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal		\$348,770.00	\$321,770.00	\$328,770.00	\$329,270.00
C.	Management Improvements		\$153,345.00	\$153,345.00	\$153,345.00	\$153,345.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$77,445.00	\$77,445.00	\$77,445.00	\$77,445.00
F.	Other		\$40,000.00	\$67,000.00	\$60,000.00	\$59,500.00
G.	Operations		\$154,890.00	\$154,890.00	\$154,890.00	\$154,890.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$774,450.00	\$774,450.00	\$774,450.00	\$774,450.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$774,450.00	\$774,450.00	\$774,450.00	\$774,450.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

[illegible]

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

form HUD-50075.2 (4/2008)

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

	Subtotal of Estimated Cost	\$348,770.00	Subtotal of Estimated Cost	\$321,770.00	

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

[illegible]

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

	Subtotal of Estimated Cost		\$328,770.00	Subtotal of Estimated Cost		\$329,270.00

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2010</u>		Work Statement for Year: <u>2011</u>	
	FFY <u>2010</u>		FFY <u>2011</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	11-1 Mills Memorial – Amp #1, Operations	\$86,688.00	11-1 Mills Memorial Apts., Amp #1, Operations	\$92,103.00
Annual	11-2 Community Towers – Amp #2 - Operations	\$68,202.00	11-2 Community Towers Amp #2, Operations	\$62,787.00
Statement	11-1 Mills Memorial Apt., Amp #1, Staff training.	\$7,845.00	11-1 Mills Memorial, Amp #1, Staff training	\$7,000.00
	11-2 Community Towers, Amp #2, Staff training	\$7,000.00	11-2 Community Towers – Amp #2, Staff Training	\$8,000.00
	11-1 Mills Memorial Apt., Amp #1, Section 3 Training Program	\$30,500.00	11-1 Mills Memorial, Amp #1, Section 3 Training Program	\$29,845.00
	11-1 Mills Memorial, Amp #1, Section 3 Coordinator	\$33,000.00	11-1 Mills Memorial, Amp #1, Section 3, Coordinator	\$33,500.00
	11-2 Community Towers, Amp #2, Activities Coordinator	\$25,000.00	11-2 Community Towers, Amp #2, Activities Coordinator	\$25,000.00
	11-2 Community Towers, Amp #2, Security Patrols	\$50,000.00	11-2 Community Towers, Amp #2, Security Patrols	\$50,000.00
	11-1 Administrative Costs – Mills Memorial – Amp. #1	\$40,208.00	11-1 Administrative Costs, Amp. #1, Mills Memorial	\$43,345.00
	11-2 – Administrative Costs – Community Towers – Amp. #2	\$37,237.00	11-2 Administrative Costs , Amp. #2, C. Towers	\$34,100.00
	11-1 Mills Memorial Apart., Amp #1, Fees & Costs	\$22,500.00	11-1 Mills Memorial Apts., Amp #1, Energy Star ranges	\$6,000.00
	11-2 Community Towers., Amp #2, Fees & Costs	\$17,500.00	11-1 Mills Memorial, Amp #1, Energy star refrigerators	\$4,500.00
			11-2 Community Towers, Amp #2, energy star refrigerators	\$5,000.00
			11-2 Community Towers, Amp #2, Energy star electric ranges	\$6,500.00
			11- Mills Memorial, Amp #1, Fees and Costs	\$45,000.00
	Subtotal of Estimated Cost	\$425,680.00	Subtotal of Estimated Cost	\$452,680.00

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2012</u> FFY <u>2012</u>		Work Statement for Year: <u>2013</u> FFY <u>2013</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	See Annual Statement	11-1 Mills Memorial – Amp #1 - Operations	\$93,000.00	11-1 Mills Memorial, Amp #1, Operations
	11-2 Community Towers, Amp #2 - Operations	\$63,787.00	11-2 Community Towers Amp #2, Operation	\$63,787.00
	11-1 Mills Memorial, Amp #1, Staff Training	\$7,500.00	11-1 Mills Memorial, Amp #1, Staff Training	\$5,000.00
	11-2 Community Towers, Amp #2, Staff Training	\$6,500.00	11-2 Community Towers, Staff Training	\$5,000.00
	11-1 Mills Memorial, Amp #1, Section 3 Training Program	\$28,000.00	11-1 Mills Memorial, Amp #1, Section 3 Training Program.	\$10,000.00
	11-1 Mills Memorial, Amp #1, Section 3 Coordinator	\$33,500.00	11-1 Mills Memorial, Amp #1, Section 3 Coordinator	\$15,345.00
	11-2 Community Towers, Amp #2, Activities Coordinator	\$25,000.00	11-1 Mills Memorial, Amp #1, Security Patrols	\$42,000.00
	11-2 Community Towers, Amp #2, Security Patrols	\$50,000.00	11-2 Community Towers, Activities Coordinator	\$27,500.00
	11-1 Administrative Costs, Mills Memorial, Amp. #1	\$44,295.00	11-2 Community Towers, Amp #2, Security Patrols	\$48,500.00
	11-2 Administrative Costs, Com. Towers, Amp. #2	\$34,098.00	11-1 Administrative Costs – Mills Memorial – Amp. #1	\$47,445.00
	11-1 Mills Memorial, Amp #1, Fees and Costs	\$60,000.00	11-2 Administrative Costs , Community Towers, Am p. #2	\$30,000.00
			11-1 Mills Memorial, Amp #1, Fees and Costs	\$37,000.00
			11-1 Mills Memorial, Amp #1, Energy star refrigerators	\$7,500.00
			11-1 Mills Memorial, Amp #1, Energy star electric ranges	\$5,000.00
			11-2 Community Towers, Amp #2, Energy star refrigerators	\$6,000.00
			11-2 Community Towers, Amp #2, Energy star electric ranges	\$4,000.00
	Subtotal of Estimated Cost	\$445,680.00	Subtotal of Estimated Cost	\$445,180.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housibng Authority of the City If Meriden		Grant Type and Number Capital Fund Program Grant No: CT26S011501-09 Replacement Housing Factor Grant No: Date of CFFP: 3/17/2009			FFY of Grant: FY-2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$99,230.00	\$99,230.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$45,000.00	\$45,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$848,079.00	\$848,079.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: Housing Authority of the City of Meriden		Grant Type and Number Capital Fund Program Grant No: CT26S011501-09 Replacement Housing Factor Grant No: Date of CFFP: 3/17/2009FY-2009			FFY of Grant: FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$992,309.00	\$992,309.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$445,000.00	\$445,000.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director 		Date 3/12/2010		Signature of Public Housing Director 	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-50075.1 (4/2008)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Meriden				Federal FFY of Grant: FT-2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
11-1 Mills Memorial	3/17/2010		3/17/2011		
11-1 Mills Memorial	3/17/2010		3/17/2011		
11-1 Mills Memorial	3/17/2010		3/17/2011		
11-1 Mills Memorial	3/17/2010		3/17/2011		
11-1 Mills Memorial	3/17/2010		3/17/2011		
11-1 Mills Memorial	3/17/2010		3/17/2011		
11-1 Mills Memorial	3/17/2010		3/17/2011		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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